

Message Text

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20/17

ACTION NEA-10

INFO OCT-01 ISO-00 FBO-06 A-01 RSC-01 /019 W

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P 040743Z NOV 74

FM AMEMBASSY ABU DHABI

TO SECSTATE WASHDC PRIORITY 2194

UNCLAS ABU DHABI 1495

C O R R E C T E D O P Y FOR MRN 1495 VICE 1485

DEPT FOR NEA/ARP PASS TO PEALE

E.O. 11652: N/A

TAGS: APER, TC

SUBJ: DCM HOUSING

REF: STATE 227507

1. AS DEPT NOW AWARE, HOUSES BEING BUILT FOR PEALE AND PAO WILL NOT BE COMPLETED UNTIL AFTER THE FIRST OF THE YEAR. CONTRACTOR, BECAUSE OF CONTINUING SHORTAGES OF MATERIALS, LABOR AND RAMADAN HAS FALLEN WAY BEHIND IN HIS CONSTRUCTION SCHEDULE.

2. PAO HAS OPTED TO TAKE LEASE ON THREE BEDROOM APT. WE HAVE BEEN ABLE TO IDENTIFY ONLY ONE HOUSE WHICH IS NOW READY FOR OCCUPANCY AND WOULD LIKE PEALE'S OPINION ON WHETHER HE WOULD PREFER TO TAKE THIS ONE, OR MOVE INTO A HOTEL UNTIL WE CAN IDENTIFY A MORE SUITABLE HOUSE FOR HIM.

3. HOUSE IN QUESTION IS A TWO STORY THREE BEDROOM VILLA LOCATED NEAR RESIDENCE OF KUWAIT AMBASSADOR. FIRST FLOOR CONSISTS OF LIVING ROOM (26X15) DINNING AREA (10X12) FOYER (6X4) KITCHEN (14 X 19) HALF BATH AND PANTRY. QTRS FOR ONE SERVANT OUTSIDE AND CENTRAL A/C. SECOND FLOOR HAS THREE LARGE BEDROOMS WITH BUILT IN CLOSETS AND TWO FULL BATHS. HOUSE HAS TWO MAJOR DRAWBACKS: FIRST, THE STAIRS TO THE SECOND FLOOR ARE SPIRAL AND CARE MUST BE TAKEN WITH SMALL CHILDREN. SECOND, THE DINNING AREA IS SMALL. THIS IS A GOOD THREE BEDROOM HOUSE BY ABU DHABI STANDARDS BUT OF COURSE,
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LIKE MOST HOUSING HERE, DOES NOT HAVE AS MUCH LIVING/

ENTERTAINING SPACE AS WE WOULD WISH.

4. LANDLORD IS BANK OF CREDIT AND COMMERCE WHO ORIGINALLY HAD HOUSE BUILT FOR LOCAL MGR. THEY NEED DEFINITE ANSWER BY CLOSE OF BUSINESS THURSDAY NOV. 7.

5. ONLY OTHER OPTIONS OPEN AT THIS TIME WOULD BE FOR PEALE FAMILY TO MOVE INTO HOTEL UNTIL WE WERE ABLE TO GET A MORE SUITABLE HOUSE. HOWEVER, GIVEN TREMENDOUS DEMAND FOR HOUSING HERE WE CANNOT BE AT ALL SURE THAT EVEN AFTER EXTENDED PERIOD WE WILL BE ABLE TO FIND ANYTHING BETTER. OUR OPINION IS THAT THIS HOUSE WOULD BE SUITABLE FOR PEALE UNTIL SUCH TIME THAT HE COULD MOVE INTO HOUSE NOW OCCUPIED BY AMBASSADOR.

6. FOR DEPT: HOUSE IS WITHIN PRICE GUIDELINES ALREADY APPROVED AND POST WILL IF PEALE APPROVES SIGN TWO YEAR LEASE WITH OPTION TO RENEW. THIS WILL GIVE US NEEDED FLEXIBILITY AND NOT COMMIT US TO LONG TERM LEASE.
STERNER

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